



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

Promoting the wise use of land

MEETING DATE November 7, 2014	CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	APPLICANT Ednal Kiening Revocable Trust	FILE NO. COAL 14-0066 SUB2013-00077				
SUBJECT Request by the Ednal Kiening Revocable Trust for a Lot Line Adjustment (COAL 14-0066) to adjust the lot lines between three legal parcels of 7,495, 7,495 and 11,246 square feet each. The adjustment will result in three parcels of 8,745, 8,745 and 8,746 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 1515, 1525 and 1535 "L" Street in the community of San Miguel. The site is in the North County (Salinas River sub-area) planning area.							
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 14-0066 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.							
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption was issued on September 30, 2014 (ED14-093).							
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 021-122-014	SUPERVISOR DISTRICT(S) 1				
PLANNING AREA STANDARDS: 22.104.060 – San Miguel Community Standards							
LAND USE ORDINANCE STANDARDS: 22.22.080 – Subdivision Design Standards for the Residential Single Family land use category							
EXISTING USES: Two single family residences, detached garage, accessory structures							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%;"><tr><td style="width: 50%;"><i>North:</i> Residential Single Family/Residences</td><td style="width: 50%;"><i>East:</i> Residential Single Family/Residences</td></tr><tr><td><i>South:</i> Residential Single Family/Residences</td><td><i>West:</i> Residential Single Family/Residences</td></tr></table>				<i>North:</i> Residential Single Family/Residences	<i>East:</i> Residential Single Family/Residences	<i>South:</i> Residential Single Family/Residences	<i>West:</i> Residential Single Family/Residences
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<i>South:</i> Residential Single Family/Residences	<i>West:</i> Residential Single Family/Residences						
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: San Miguel Advisory Council, Public Works, Environmental Health, San Miguel Community Services District							
TOPOGRAPHY: Mostly level		VEGETATION: Grasses, ornamentals					
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: San Miguel CSD		ACCEPTANCE DATE: September 30, 2014					
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242							

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between three legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
7,495	8,745
7,495	8,745
11,246	8,746

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the three existing parcels to more nearly equalize the parcel sizes and conform to the minimum parcel size of 6,000 square feet for the land use category.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

The three lots were legally created by deed (Lots 10 and 11 are one legal parcel per 77 DDS 354, Lots 12, 13, and 14 are one legal parcel per 87 DDS 149, and Lots 15 and 16 are one legal parcel per 80 DDS 338) at a time when that was a legal method of creating lots.